

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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(Continued from page 53992)

Parnell Avenue, to be connected by a concave curve line having a radius of 2,158.69 with a chain length of 495.18 feet; a line 747 feet east of South Parnell Avenue; West 87<sup>th</sup> Street; and South Parnell Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 20-F in the area bound by:

a line 1,856 feet north of and parallel to West 87<sup>th</sup> Street; a line from a point 1,856 feet north of West 87<sup>th</sup> Street and 3 feet east of South Parnell Avenue, a line from a point 1,620 feet north of West 87<sup>th</sup> Street and 58 feet east of South Parnell Avenue; a line from a point 1,620 feet north of West 87<sup>th</sup> Street and 58 feet east of South Parnell Avenue, to a point 1,160 feet north of West 87<sup>th</sup> Street and 249 feet east of South Parnell Avenue, to be connected by a convex curve line having a radius of 1,407.7 feet with a chain length of 492.30 feet; a line from a point 1,160 feet north of West 87<sup>th</sup> Street and 249 feet east of South Parnell Avenue, to a point 710 feet north of West 87<sup>th</sup> Street and 539 feet east of South Parnell Avenue; a line from a point 710 feet north of West 87<sup>th</sup> Street and 539 feet east of South Parnell Avenue, to a point 270 feet north of West 87<sup>th</sup> Street and 747 feet east of South Parnell Avenue, to be connected by a concave curve line having a radius of 2,158.69 with a chain length of 495.18 feet; a line 747 feet east of South Parnell Avenue; West 87<sup>th</sup> Street; and South Parnell Avenue,

to those of a Residential Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 777

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately six hundred seventeen thousand fifty-six (617,056) square feet (fourteen and seventeen hundredths (14.17) acres) of property (the "Property") and is owned or controlled by the applicant, Lake Shore 87<sup>th</sup> Street Homes, L.L.C., an Illinois limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. The dedication of streets and alleys as identified on the Site Plan/Landscape Plan and Building Elevations Plan shall be accepted by the City Council promptly upon the completion of all applicable official reviews and approvals and the issuance of any required permits.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns, and if different than the applicant, the legal title holder or any ground lessors. All rights granted hereunder shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, its successors and assigns (or, where a condominium or homeowners association has been formed on behalf of the condominium owners or homeowners, by said association).

4. This Plan of Development consists of fifteen (15) statements; a Use and Bulk Regulations Data Sheet; an Existing Zoning Map; a Planned Development and Boundary Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; and a Site Plan /Landscape Plan and Building Elevations prepared by Nicholas Clark Architects dated September 14, 2000. A full-size set of the Site Plan/Landscape Plan and Building Elevations is on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family detached dwelling units, recreational uses, open space, related services and accessory uses.
6. Project identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as certified and approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan/Landscape Plan and Building Elevations referenced in Statement Number 4 above. In addition, parkway trees and other landscaping shall be installed and maintained in accordance with the Landscape Plan and the parkway tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. In connection with the initial conveyance of individual dwelling units to third party purchasers, applicant shall cause to be recorded against the Property a declaration of covenants, conditions and restrictions (the "Declaration") providing for a homeowners association organized by the applicant to be established, among other things, to own and maintain the common areas and open space, to levy and collect assessments and to enforce the restrictions contained in the Declaration including, but not limited to, a requirement that garbage containers serving dwelling units be maintained in garages or other designated areas on the Property.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

14. The open space including, but not limited to, the area identified on the Site Plan/Landscape Plan and Building Elevations as the "public commons", shall be accessible to the public.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the M1-2 Restrict Manufacturing District classification. The six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Land-Use Area Map; Existing Zoning and Street System Map; Property Line Map; Property Line and Right-of-Way Adjustment Map; Site Plan; Site Data; Site Details/Sections; Landscape Plan 1; Landscape Plan 2; Landscape Plan 3; Unit A Elevations -- Option 1; Unit A Elevations -- Option 2; Plant List; Unit B+ Elevations -- Option 1; Unit B+ Elevations -- Option 2; Unit C Elevations -- Option 1; Unit C Elevations -- Option 2; Unit D Elevations -- Option 1; Unit D Elevations -- Option 2; Unit G Elevations; and Unit H Elevations Referred to in these Plan of Development Statements printed on pages 54006 through 54028 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development Number 777.*

*Bulk Regulations And Data Table.*

Gross Site Area:

696,631 square feet (15.99 acres).

Maximum Percent of  
Site Coverage:

In accordance with the Landscape  
Ordinance Criteria submitted to the City  
of Chicago, Department of Planning and  
Development.

Minimum Required Building  
Setbacks:

30 feet.

Maximum Permitted  
Building Heights:

85 feet.

*Reclassification Of Area Shown On Map Number 20-F.*

(As Amended)

(Application Number 13062)

**RPD 777**

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 20-F in the area bounded by:

a line 1,856 feet north of and parallel to West 87<sup>th</sup> Street; a line from a point 1,856 feet north of West 87<sup>th</sup> Street and 3 feet east of South Parnell Avenue, to a point 1,620 feet north of West 87<sup>th</sup> Street and 58 feet east of South Parnell Avenue; a line from a point 1,620 feet north of West 87<sup>th</sup> Street and 58 feet east of South Parnell Avenue, to a point 1,160 feet north of West 87<sup>th</sup> Street and 249 feet east of South Parnell Avenue to be connected by a convex curve line having a radius of 1,407.7 feet with a chain length of 492.30 feet; a line from a point 1,160 feet north of West 87<sup>th</sup> Street and 249 feet east of South Parnell Avenue, line; a line from a point 710 feet north of West 87<sup>th</sup> Street to a point 710 feet north of West 87<sup>th</sup> Street and 539 feet east of South Parnell Avenue; a line from a point 710 feet north of West 87<sup>th</sup> Street and 539 feet east of South Parnell Avenue, to a point 270 feet north of West 87<sup>th</sup> Street and 747 feet east of South

(Continued on page 54000)

3/7/2001

## REPORTS OF COMMITTEES

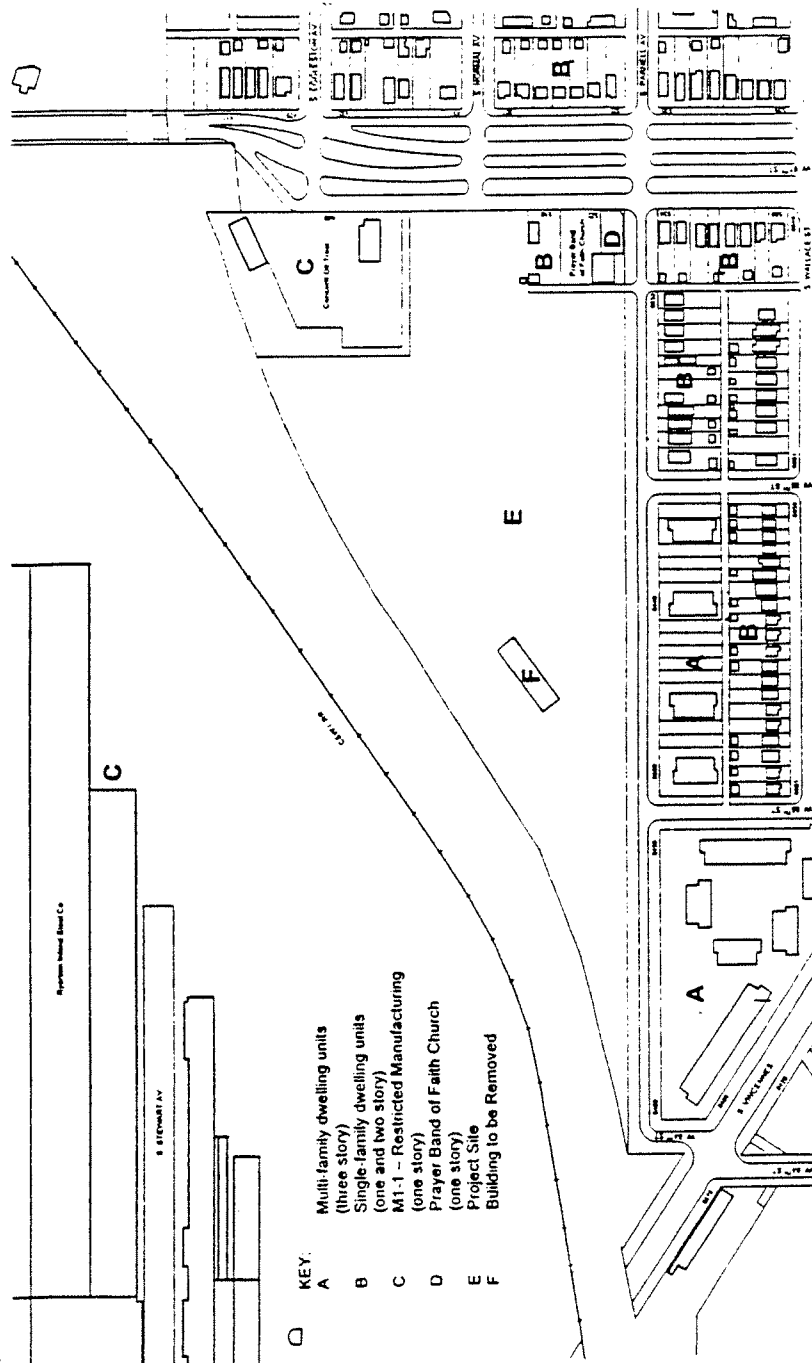
54005

|   |  |
|---|--|
| Net Site Area:                                  | 617,056 square feet (14.17 acres).   |
| Portion of Net Site Area to<br>be Dedicated:    | 158,000 square feet (3.63 acres).  |
| Net Site Area After Dedication:                 | 448,519 square feet (10.54 acres).   |
| Maximum Number of Dwelling<br>Units:            | 99.  |
| Maximum Floor Area Ratio:                       |  |
| Net Site Area After Dedication                  | 0.67.  |
| Individual Lot                                  | 0.90.  |
| Minimum Number of Off-Street<br>Parking Spaces: | 2 per dwelling unit.   |
| Maximum Percentage of Site<br>Coverage:         | In accordance with Site Plan/<br>Landscape Plan and Building<br>Elevations attached. |
| Minimum Required Setbacks:                      | In accordance with Site Plan/<br>Landscape Plan and Building<br>Elevations attached. |
| Maximum Building Height:                        | In accordance with Site Plan/<br>Landscape Plan and Building<br>Elevations attached. |
| Minimum Rear Yard Length:                       | In accordance with Site Plan/<br>Landscape Plan and Building<br>Elevations attached. |

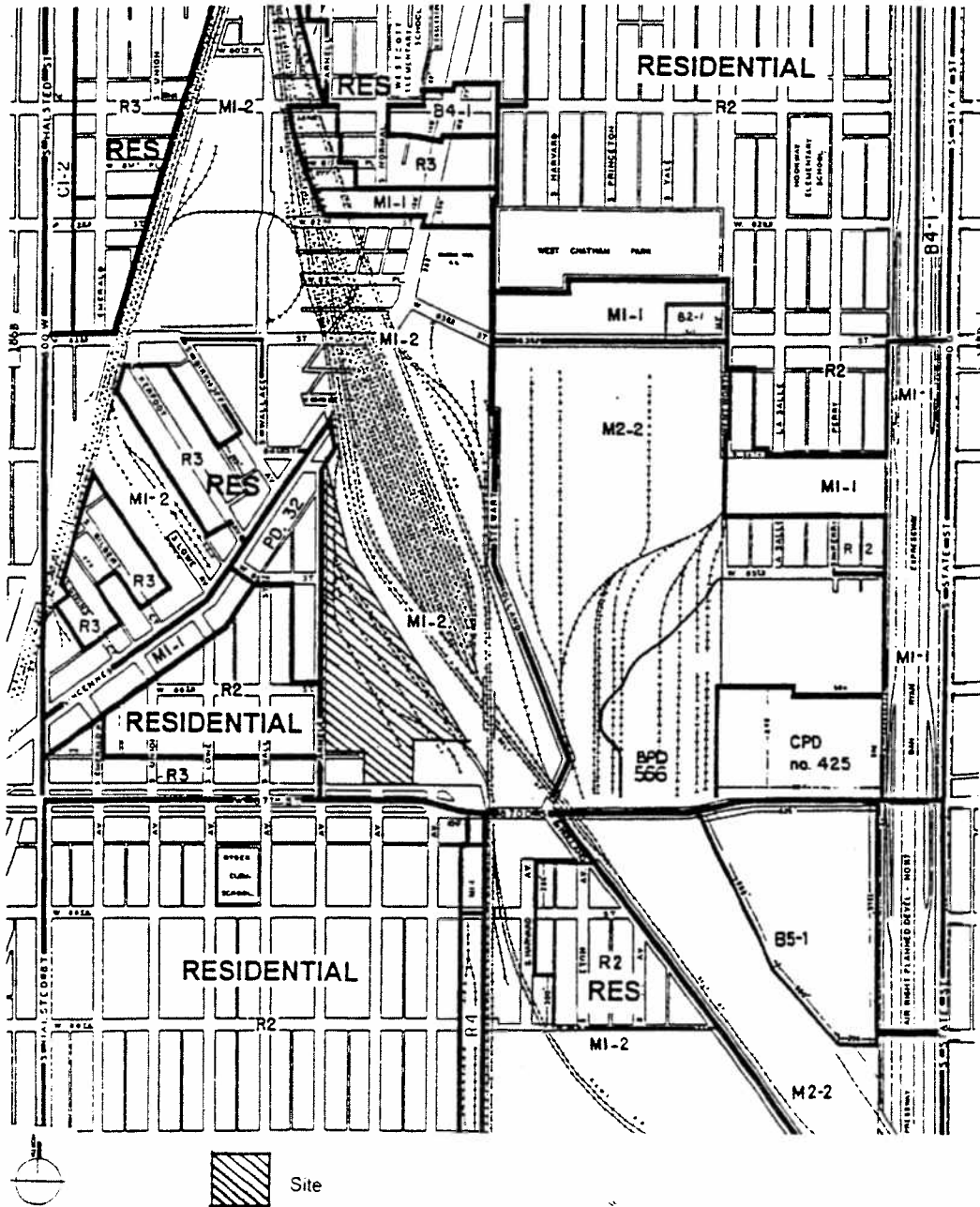
[Site Plan/Landscape Plan and Building Elevation Drawings referred  
to in this Bulk Regulations and Data Table printed on  
pages 54006 through 54028 of this Journal.]



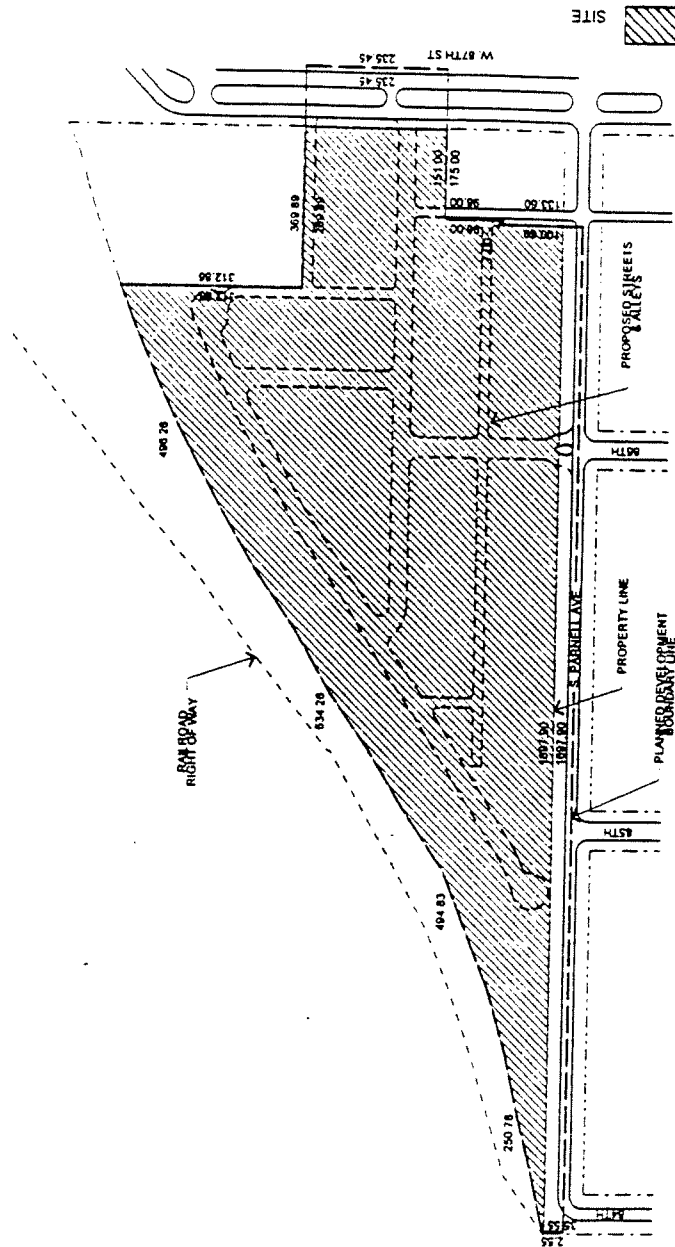
## Existing Land-Use Area Map.



Existing Zoning And Street System Map.



## Property Line Map.

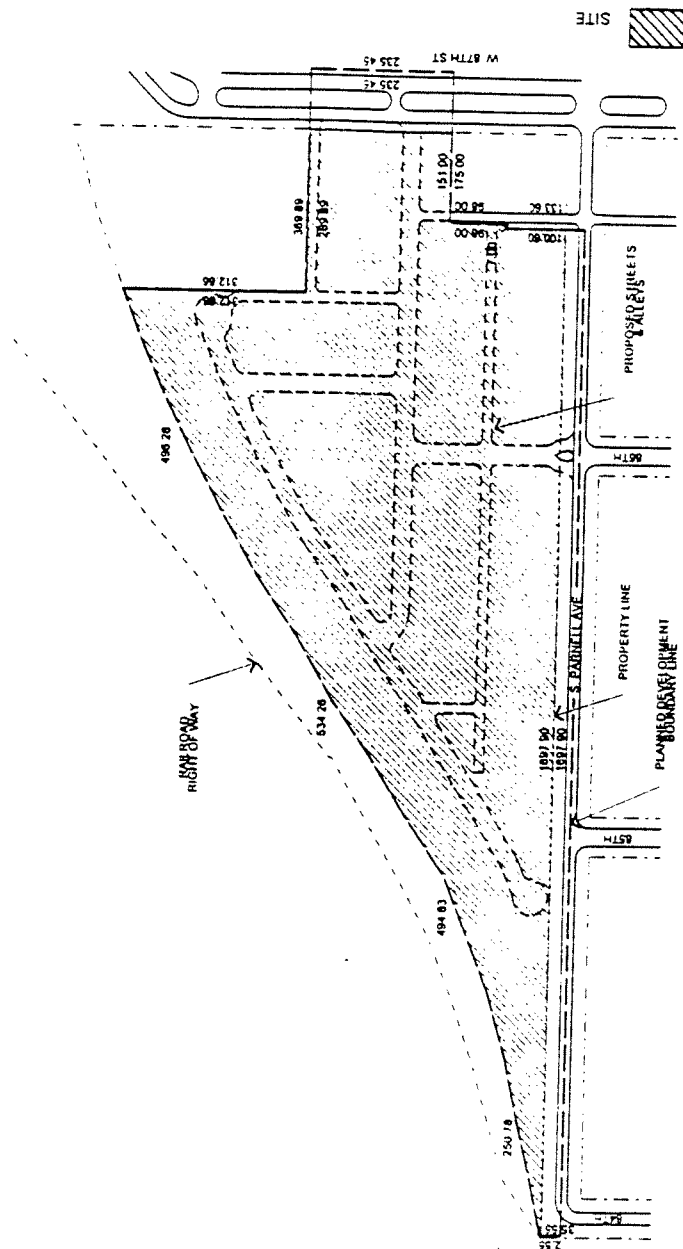


3/7/2001

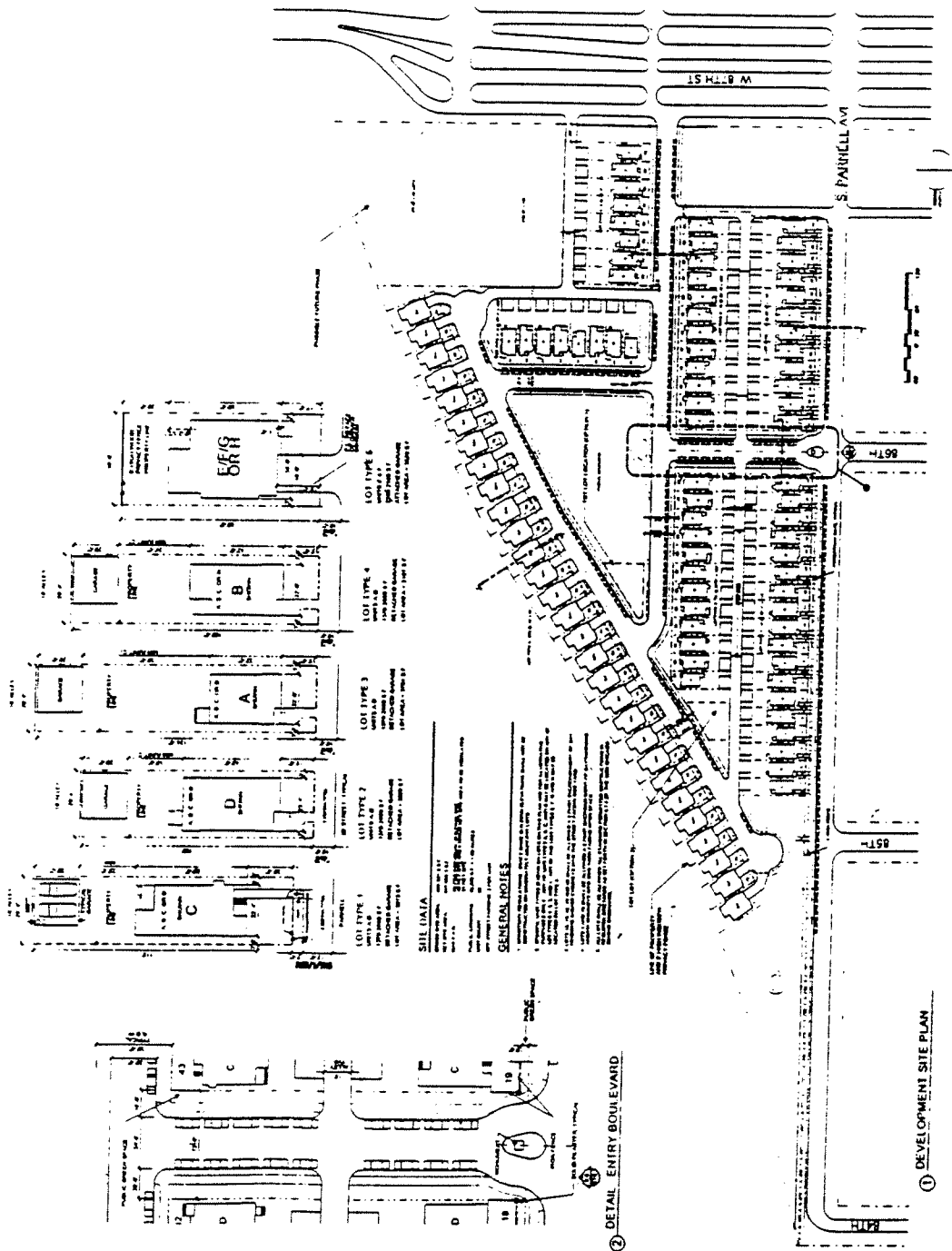
## REPORTS OF COMMITTEES

54009

Property Line And Right-Of-Way  
Adjustment Map.



Site Plan.



3/7/2001

REPORTS OF COMMITTEES

54011

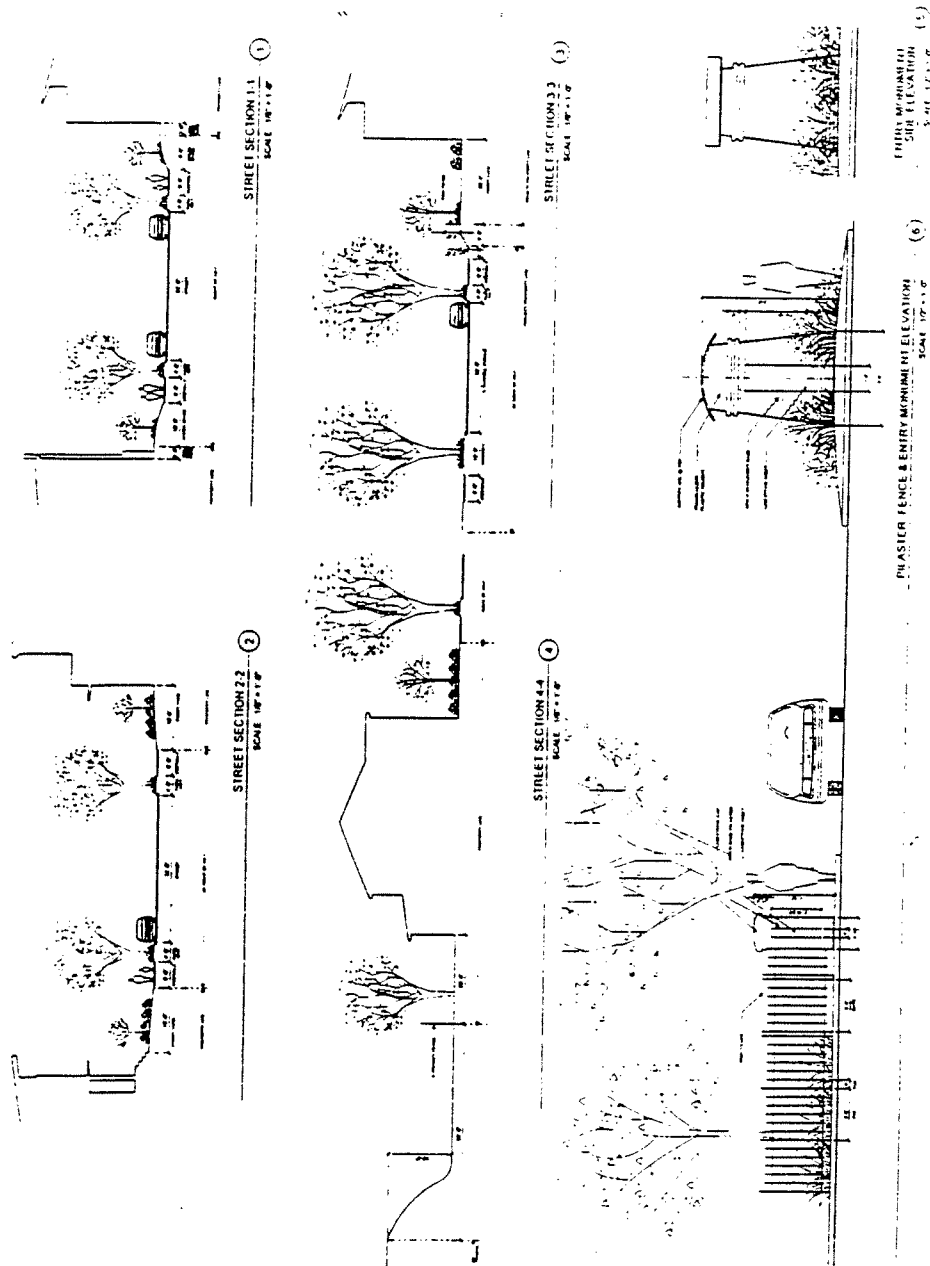
Site Data.

**SITE DATA**

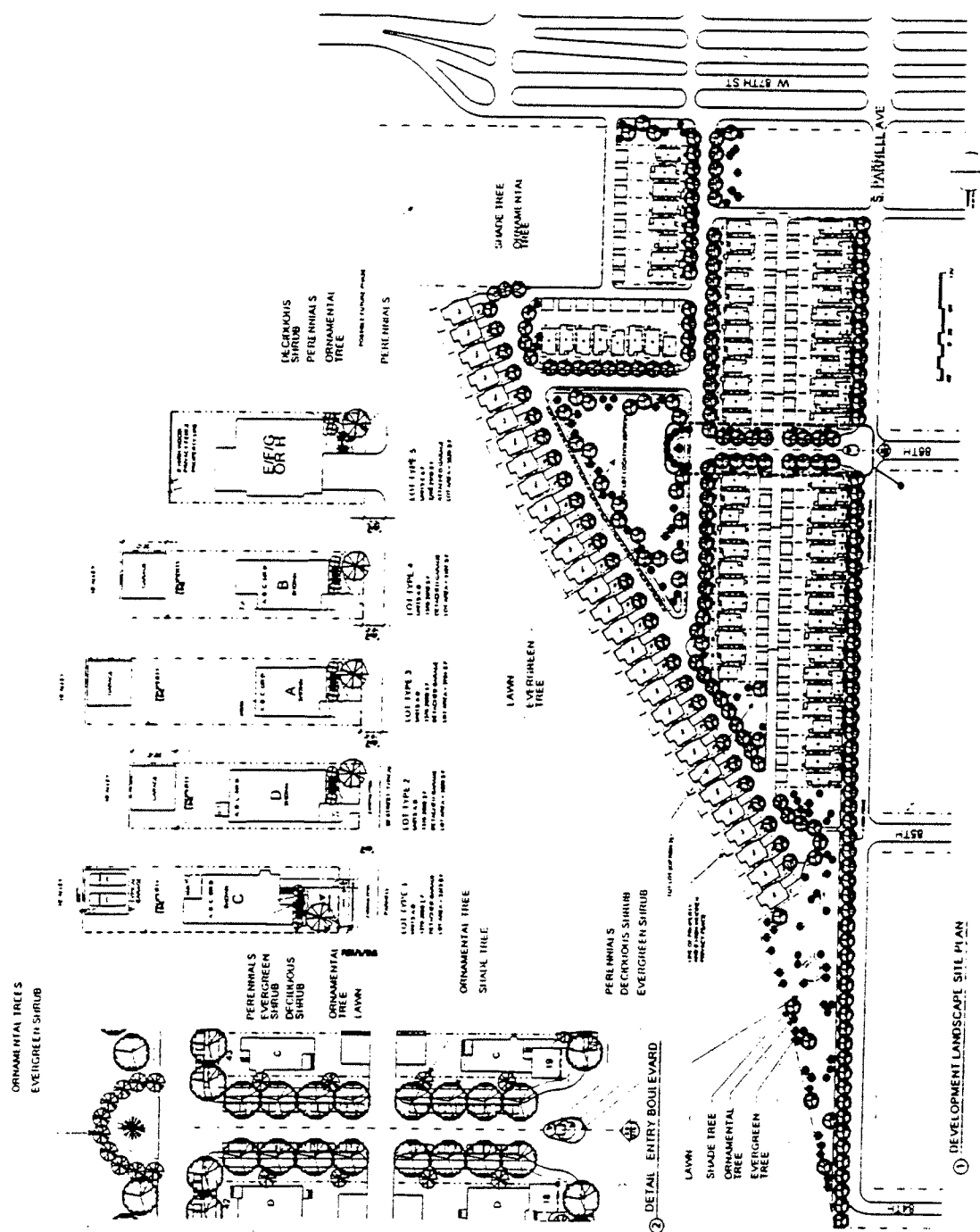
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|                    |   |
|--------------------|---|
| GROSS SITE AREA:   | 696,631.3 S.F.  |
| NET SITE AREA:     | 617,056.3 S.F.  |
| MAX F.A.R.:        | .90 PER INDIVIDUAL BUILDING SITE<br>.42 NET SITE AREA MINUS NET SITE AREA TO BE DEDICATED<br>.31 NET SITE |
| PUBLIC COMMONS:    | 46,200 S.F. = 1.06 ACRES  |
| UNIT COUNT:        | 99  |
| OFF STREET PARKING | 2 PER UNIT  |

## Site Details/Sections.



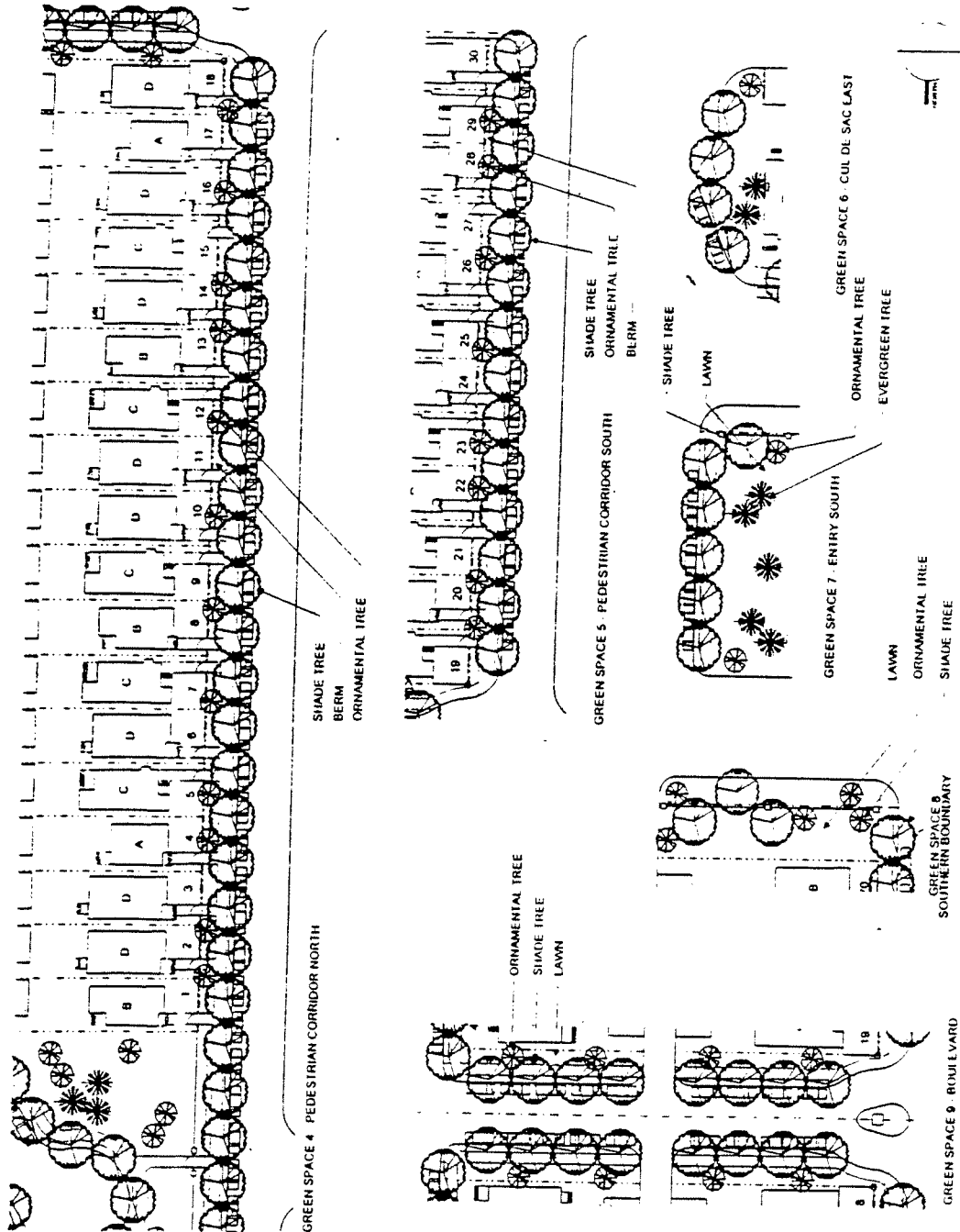
Landscape Plan 1.



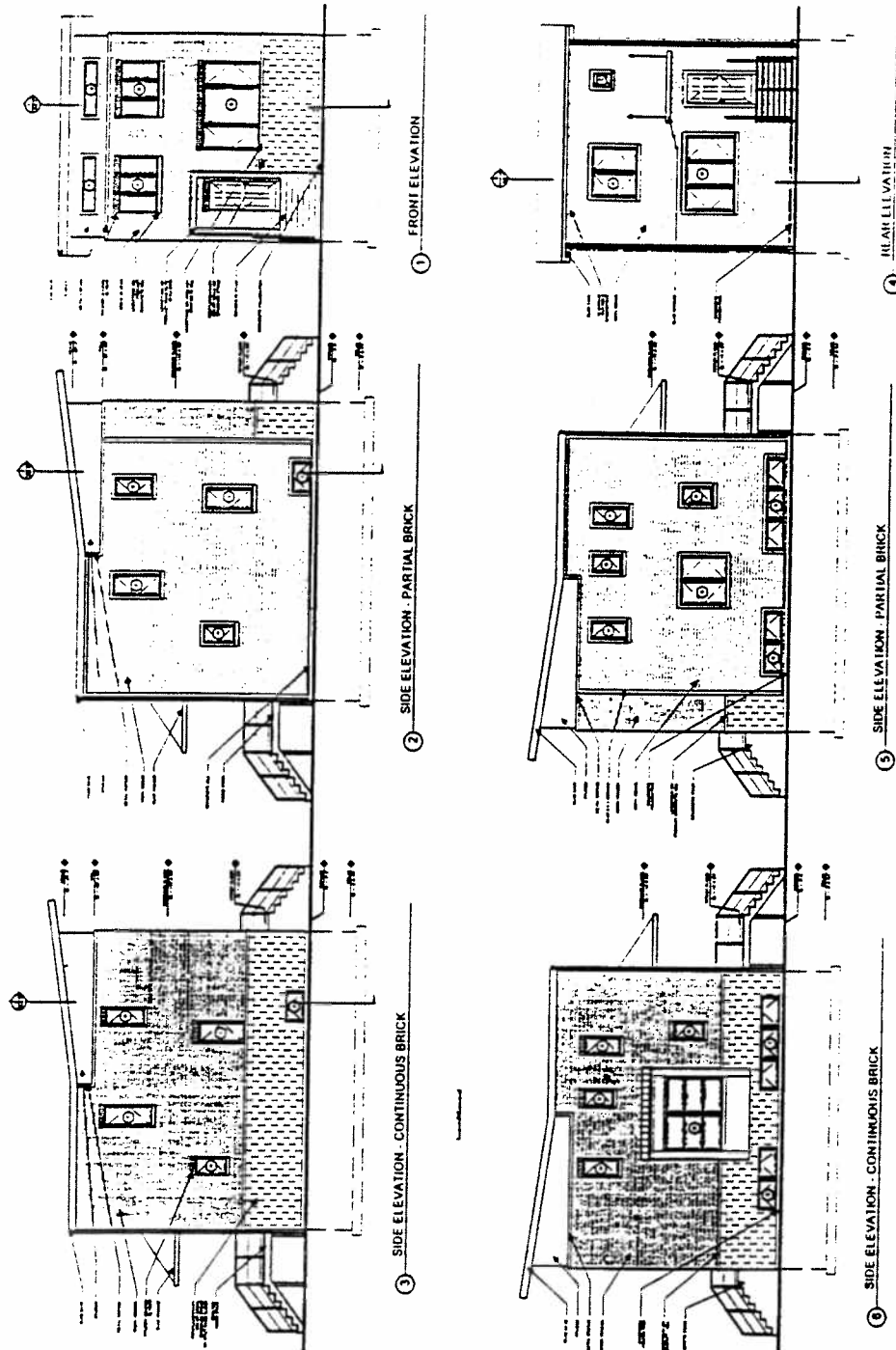




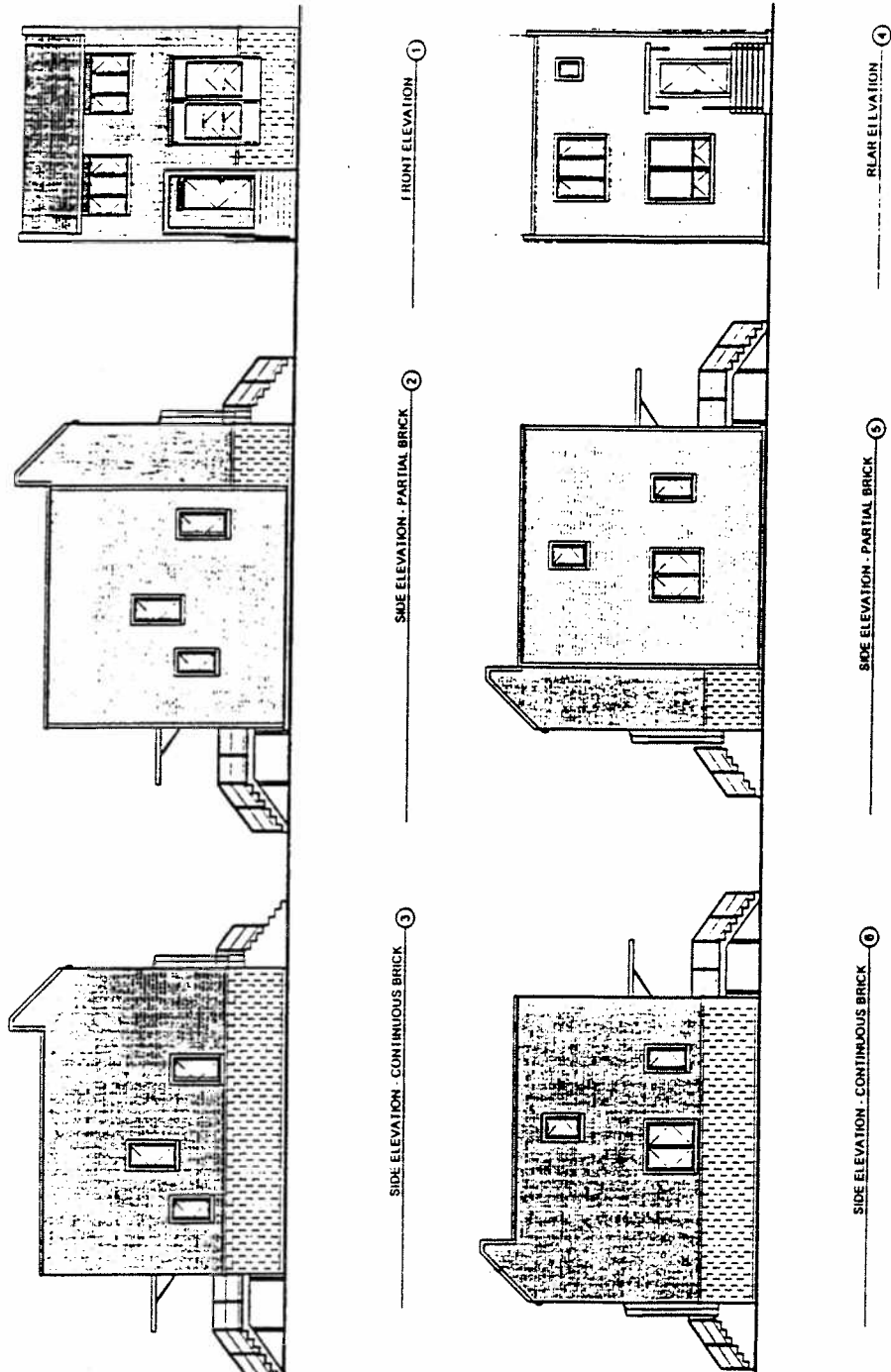
Landscape Plan 3.



## Unit A Elevations Option 1.



Unit A Elevations Option 2.



## Plant List.

## Suggested Conceptual Plant List

## Shade Trees

American Sweetgum (*Liquidambar styraciflua*)  
 Ash (*Fraxinus* varieties)  
 Baldcypress (*Taxodium distichum*)  
 Birch (*Betula* varieties)  
 Callery Pear (*Pyrus calleryana* varieties)  
 Maidenhair Tree (*Ginkgo biloba*)  
 Honeylocust (*Gleditsia triacanthos* var. *inermis* varieties)  
 Ironwood (*Ostrya virginiana*)  
 Katsura Tree (*Cercidiphyllum japonicum*)  
 Kentucky Coffeetree (*Gymnocladus dioica*)  
 Larch (*Larix* varieties)  
 Linden (*Tilia* varieties)  
 Oak (*Quercus* varieties)  
 Tuliptree (*Liriodendron tulipifera*)

## Ornamental Trees

Alder (*Alnus* varieties)  
 Dogwood (*Cornus* varieties)  
 Crabapples (*Malus* varieties)  
 Hawthorn (*Crataegus* varieties)  
 Hornbeam (*Carpinus* varieties)  
 Lilac (*Syringa* varieties)  
 Magnolia (*Magnolia* varieties)  
 Redbud (*Cercis* varieties)  
 Serviceberry (*Amelanchier* varieties)  
 Witchhazel (*Hamamelis* varieties)  
 Yellowwood (*Cladastris lutea*)

## Evergreen Trees

Fir (*Abies* varieties)  
 Hemlock (*Tsuga* varieties)  
 Pine (*Pinus* varieties)  
 Spruce (*Picea* varieties)

## Deciduous Shrubs

Burningbush (*Euonymus* varieties)  
 Coloneaster (*Coloneaster* varieties)  
 Dogwood (*Cornus* varieties)  
 Forsythia (*Forsythia* varieties)  
 Hydrangea (*Hydrangea* varieties)  
 Lilac (*Syringa* varieties)  
 Shrub Roses (*Rosa* varieties)  
 Spirea (*Spiraea* varieties)  
 Sumac (*Rhus* varieties)  
 Viburnum (*Viburnum* varieties)

## Evergreen Shrubs

Juniper (*Juniperus* varieties)  
 Creeping Cypress (*Microbiota decussata*)  
 Yew (*Taxus* varieties)

## Broadleaf Evergreen Shrubs

Bayberry (*Myrica pensylvanica*)  
 Boxwood (*Buxus* varieties)  
 Holly (*Ilex* varieties)  
 Rhododendron (*Rhododendron* varieties)  
 Wintercreeper (*Euonymus* varieties)

## Ground Cover and Vines

Boston Ivy (*Parthenocissus tricuspidata*)  
 European Ginger (*Asarum europaeum*)  
 Ferns (*Dryopteris* varieties)  
 Hosta (*Hosta* varieties)  
 Japanese Spurge (*Pachysandra* varieties)  
 Lamium (*Lamium* varieties)  
 Lilyturf (*Liriope* varieties)  
 Periwinkle (*Vinca* varieties)  
 Virginia Creeper (*Parthenocissus quinquefolia*)  
 Wintercreeper (*Euonymus* varieties)

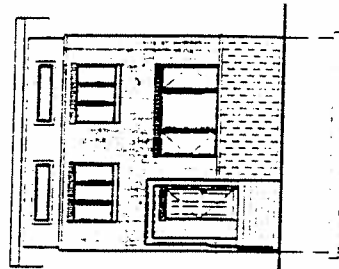
## Perennials

Anemone (*Anemone* varieties)  
 Artemisia (*Artemisia* varieties)  
 Aster (*Aster* varieties)  
 Astilbe (*Astilbe* varieties)  
 Baby's Breath (*Gypsophila* varieties)  
 Balloon Flower (*Platycodon* varieties)  
 Bee Balm (*Monarda* varieties)  
 Bergenia (*Bergenia* varieties)  
 Black-Eyed Susan (*Rudbeckia* varieties)  
 Campanula (*Campanula* varieties)  
 Columbine (*Aquilegia* varieties)  
 Cornflower (*Echinacea* varieties)  
 Coralbells (*Heuchera* varieties)  
 Coreopsis (*Coreopsis* varieties)  
 Crane's Bill (*Cerastium* varieties)  
 Daisy (*Chrysanthemum* varieties)  
 Daylily (*Hemerocallis* varieties)  
 Dianthus (*Dianthus* varieties)  
 Iris (*Iris* varieties)  
 Lamb's Ear (*Stachys* varieties)  
 Lavender (*lavendula* varieties)  
 Lily (*Lilium* varieties)  
 Peony (*Paeonia* varieties)  
 Phlox (*Phlox* varieties)  
 Poppy (*Papaver* varieties)  
 Salvia (*Salvia* varieties)  
 Sedum (*Sedum* varieties)  
 Spiderwort (*Tradescantia* varieties)  
 Veronica (*Veronica* varieties)  
 Yarrow (*Achillea* varieties)

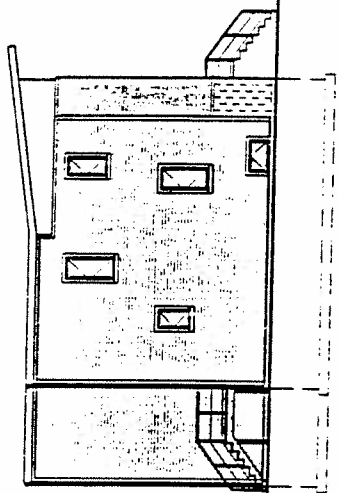
## Ornamental Grasses

Blue Oak Grass (*Heliopsis scabra*)  
 Fountain Grass (*Pennisetum* varieties)  
 Reed Grass (*Calamagrostis* varieties)  
 Silver Grass (*Miscanthus* varieties)

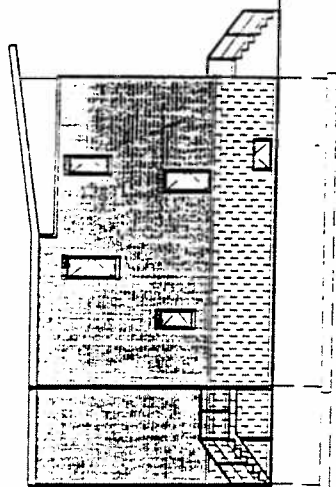
Unit B+ Elevations -- Option 1.



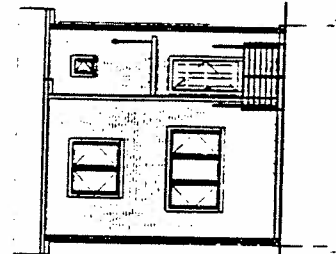
① FRONT ELEVATION



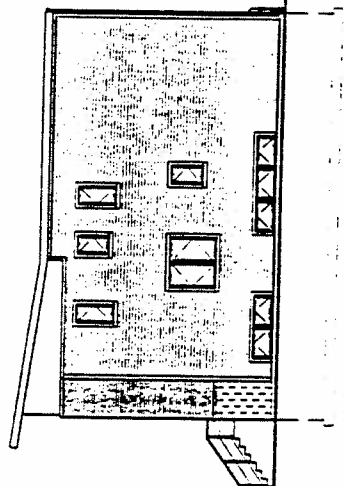
② SIDE ELEVATION - PARTIAL BRICK



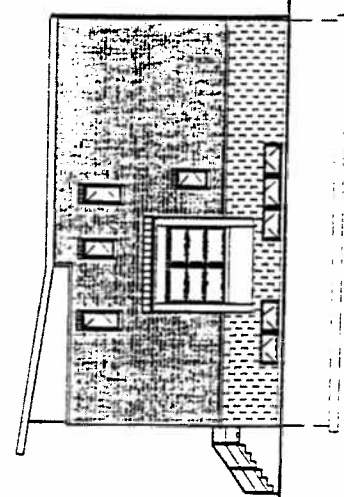
③ SIDE ELEVATION - CONTINUOUS BRICK



④ REAR ELEVATION

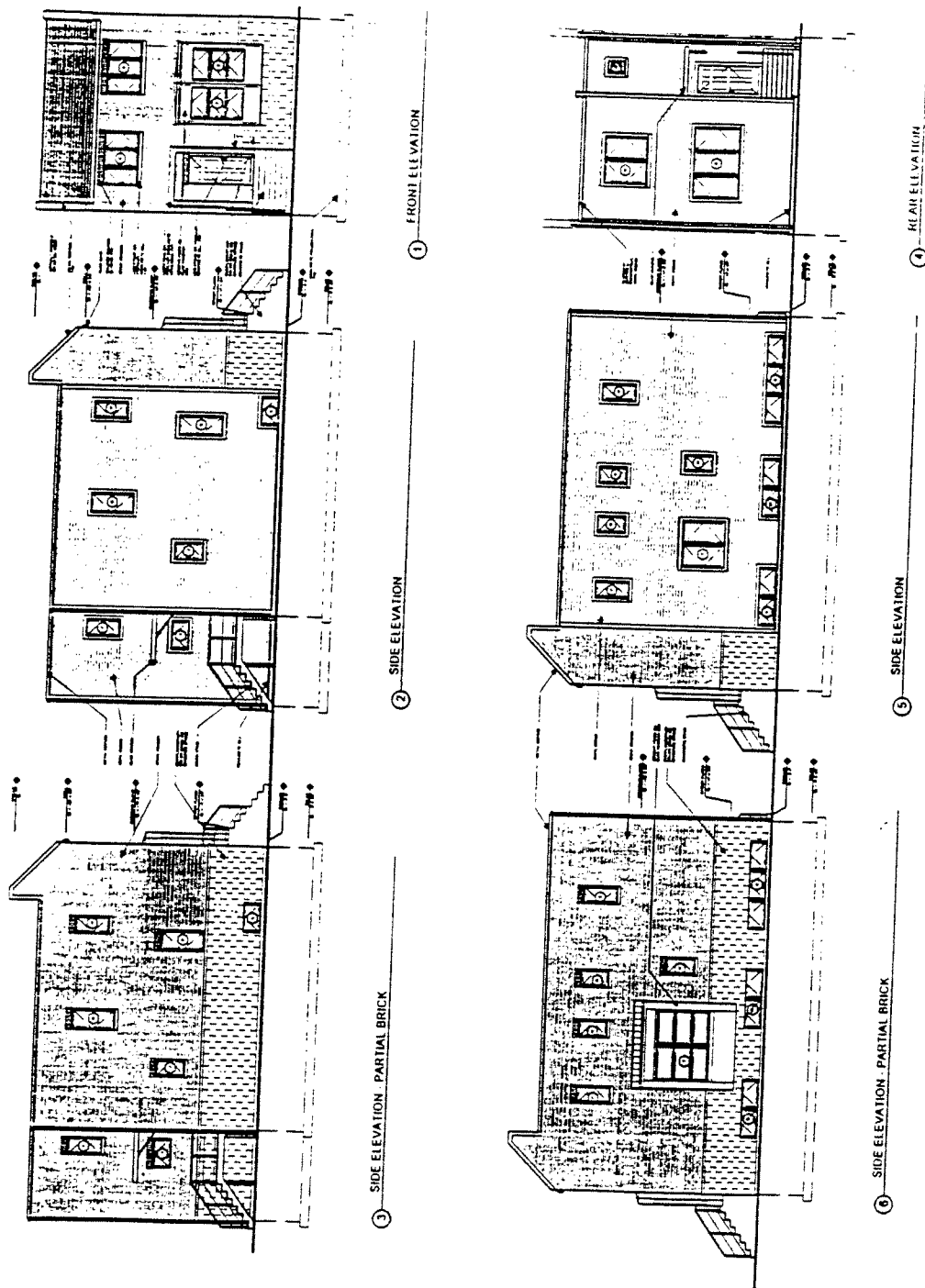


⑤ SIDE ELEVATION - PARTIAL BRICK

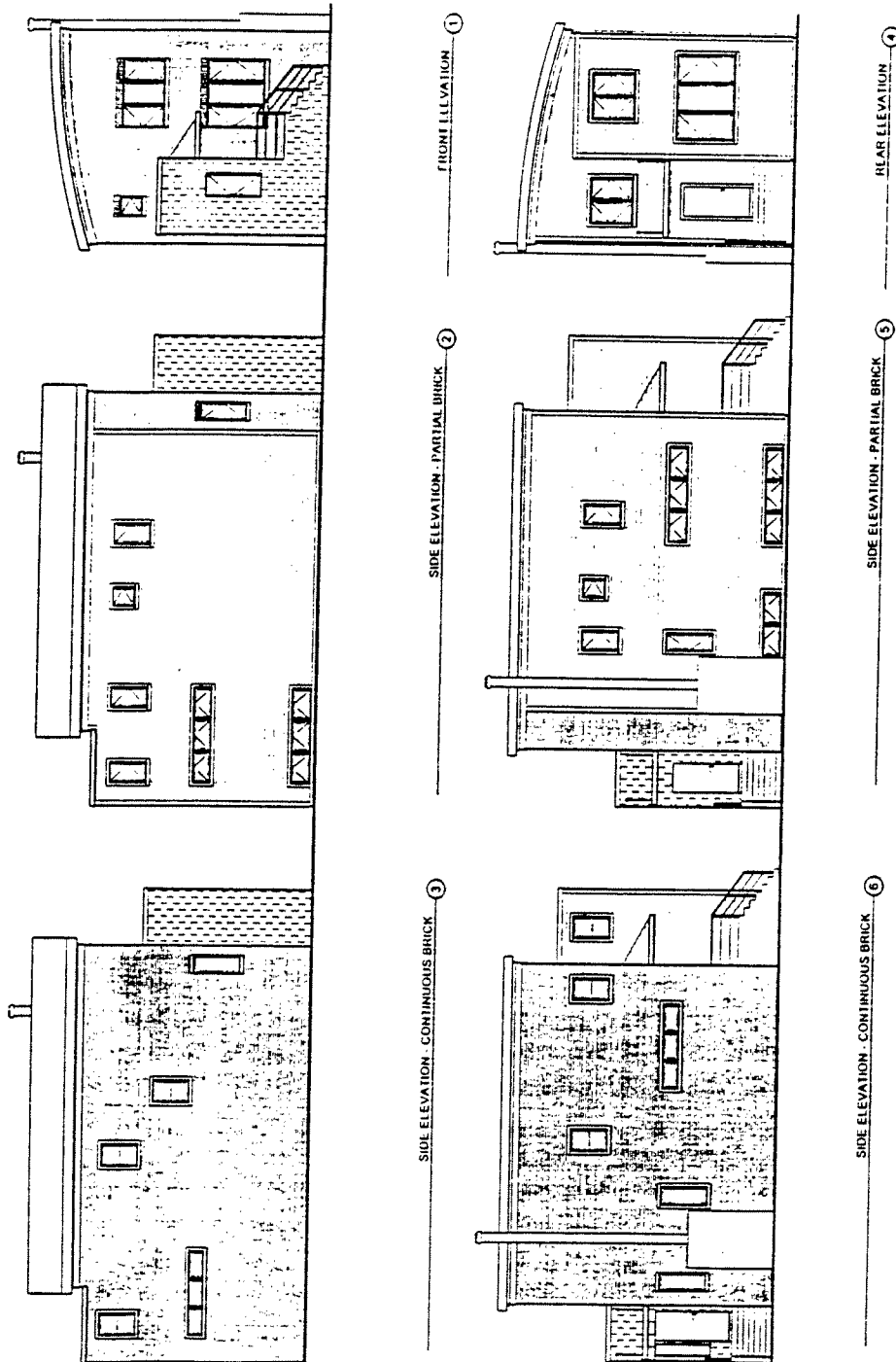


⑥ SIDE ELEVATION - CONTINUOUS BRICK

## Unit B+ Elevations -- Option 2.

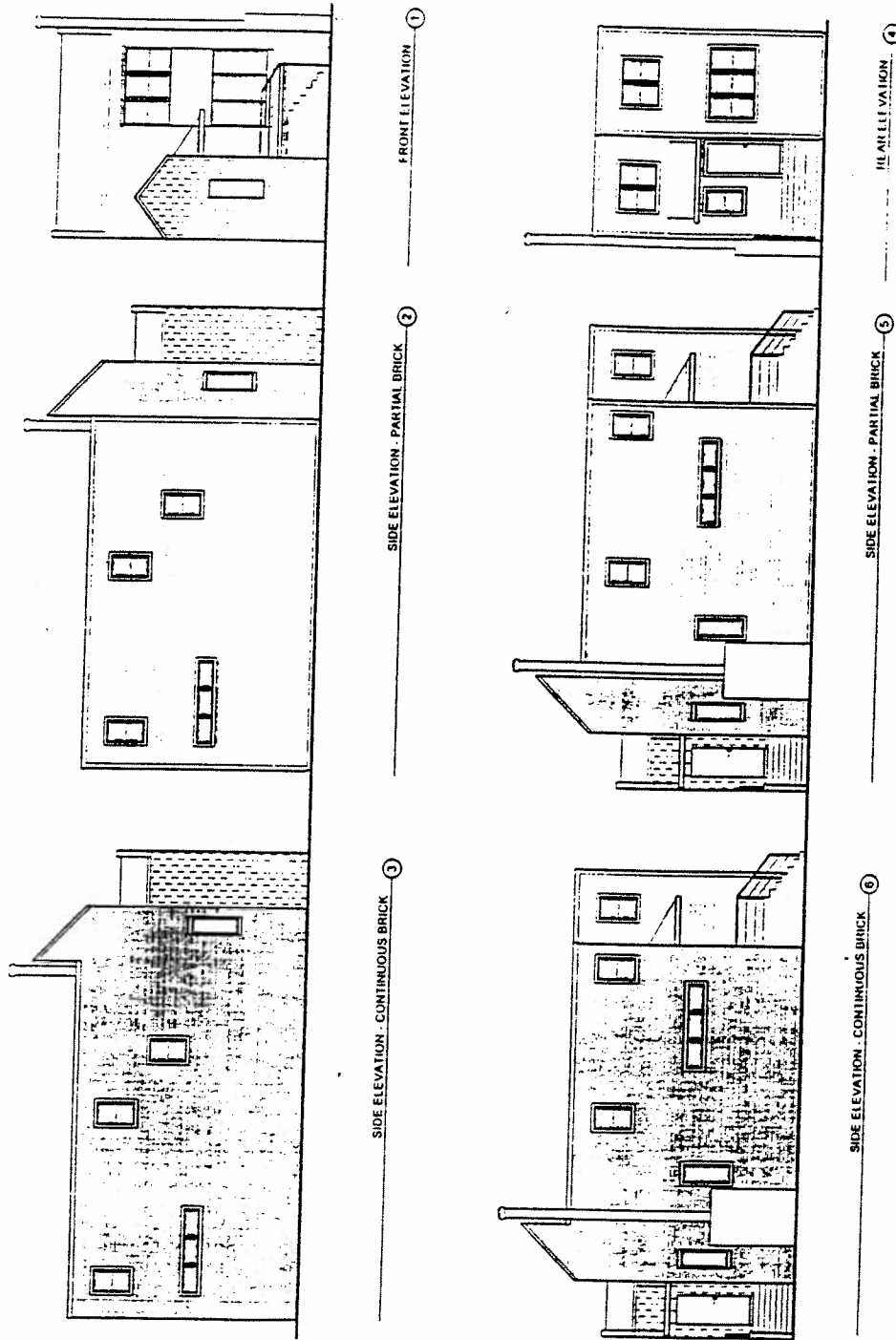


Unit C Elevations -- Option 1.

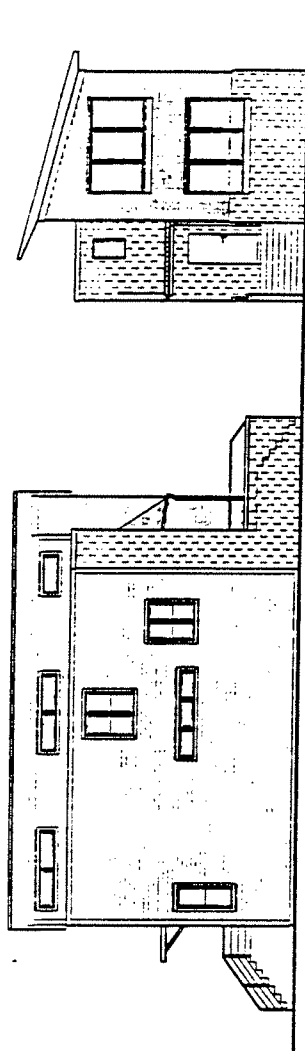




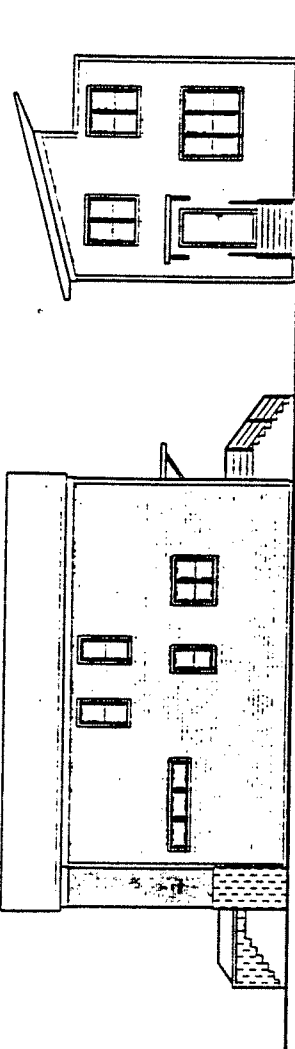
## Unit C Elevations -- Option 2.



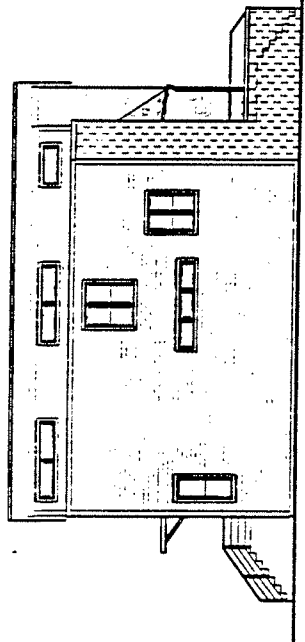
Unit D Elevations -- Option 1.  
(Page 1 of 2)



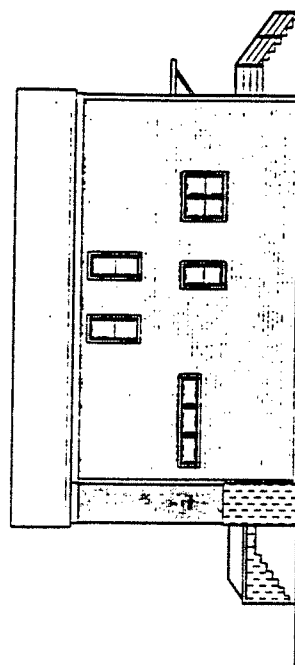
FRONT ELEVATION ①



REAR ELEVATION ②

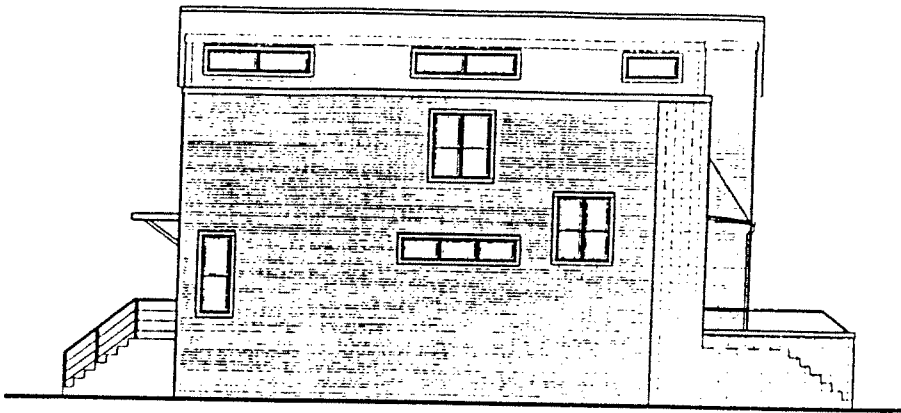


SIDE ELEVATION - PARTIAL BRICK ③

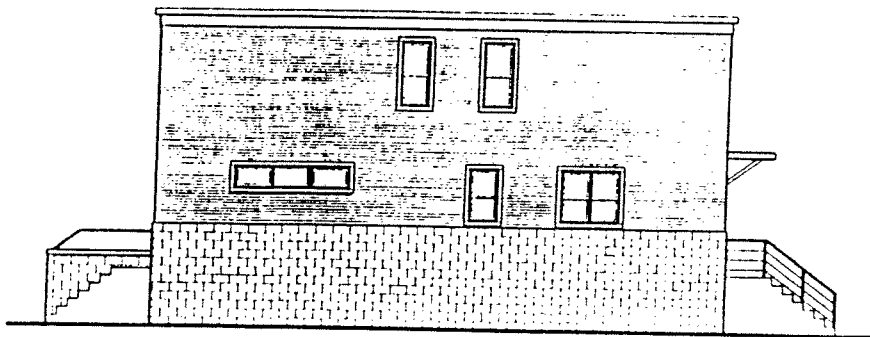


SIDE ELEVATION - PARTIAL BRICK ④

Unit D Elevations -- Option 1.  
(Page 2 of 2)



SIDE ELEVATION - CONTINUOUS BRICK ①



SIDE ELEVATION - CONTINUOUS BRICK ②

UNIT D  
ELEVATIONS  
OPTION 1

DATE 08/07/00

SCALE N.T.S.

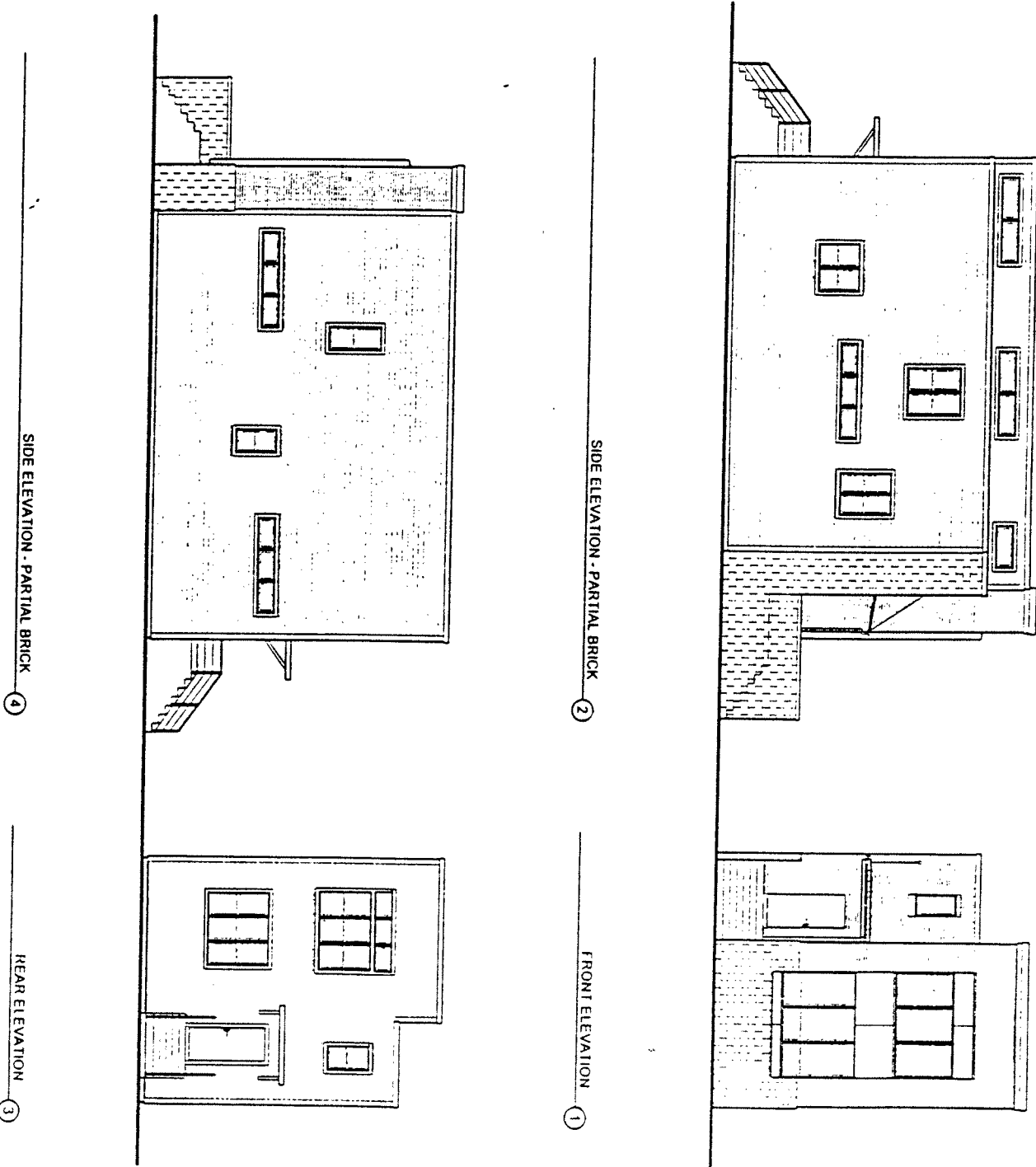
PROJECT NO. 0010

87TH / PARNELL HOMES  
LAKESHORE DEVELOPMENT CO

NICHOLAS CLARK ARCHITECTS

2045 West Grand Avenue  
Chicago IL 60612  
312 243 1199  
fax 312 243 1936  
nicholasclark@earthlink.net

Unit D Elevations -- Option 2.  
(Page 1 of 2)



ICHOLAS CLARK ARCHITECTS

2045 West Grand Avenue  
Chicago, IL 60612  
312 243 7799  
fax 312 243 7836  
nicholasclarkarch.com

87TH / PARNELL HOMES  
LAKESHORE DEVELOPMENT CO.

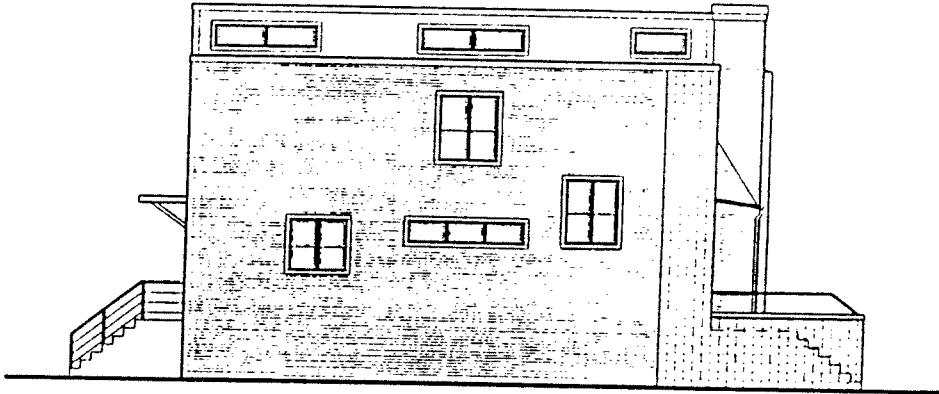
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SCALE NTS

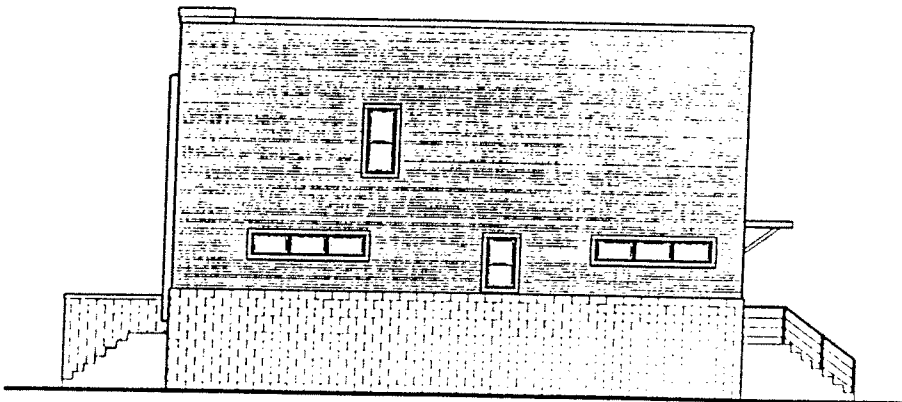
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UNIT D  
ELEVATIONS  
OPTION 2

Unit D Elevations -- Option 2.  
(Page 2 of 2)



SIDE ELEVATION - CONTINUOUS BRICK ①



SIDE ELEVATION - CONTINUOUS BRICK ②

UNIT D  
ELEVATIONS  
OPTION 2

DATE 09/07/00

SCALE NTS

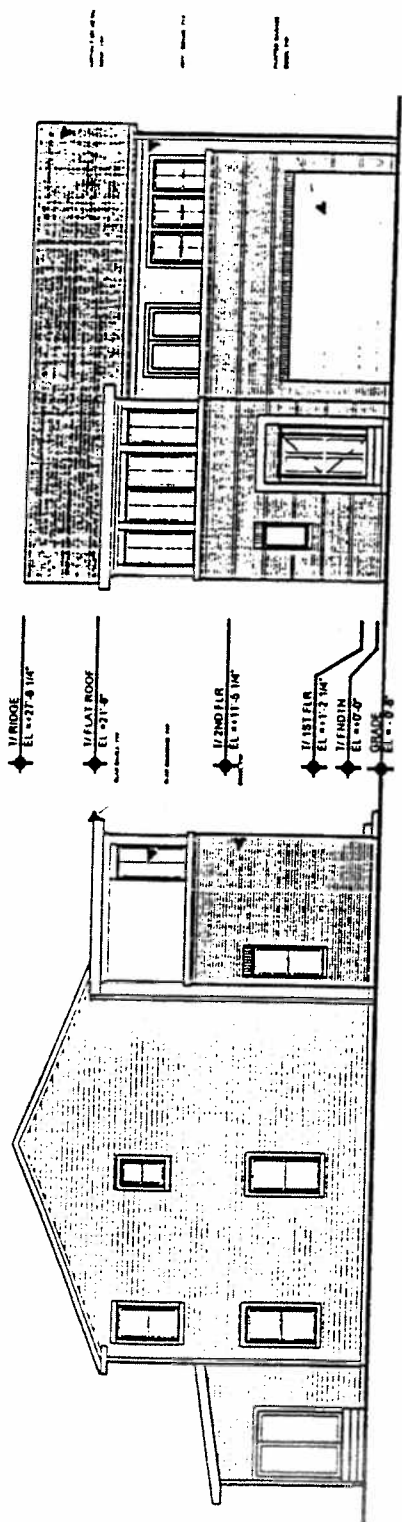
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87TH / PARNELL HOMES  
LAKESHORE DEVELOPMENT CO.

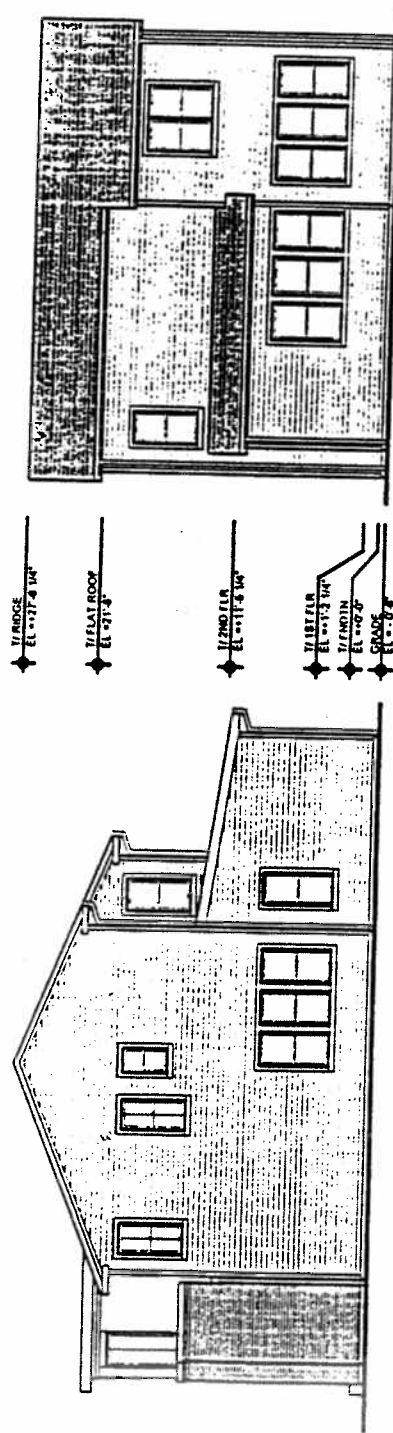
NICHOLAS CLARK ARCHITECTS

2045 West Grand Avenue  
Chicago, IL 60612  
312 243 1195  
Fax 312 243 1936  
nicholasclark@arch.com

Unit G Elevations.



FRONT ELEVATION ①

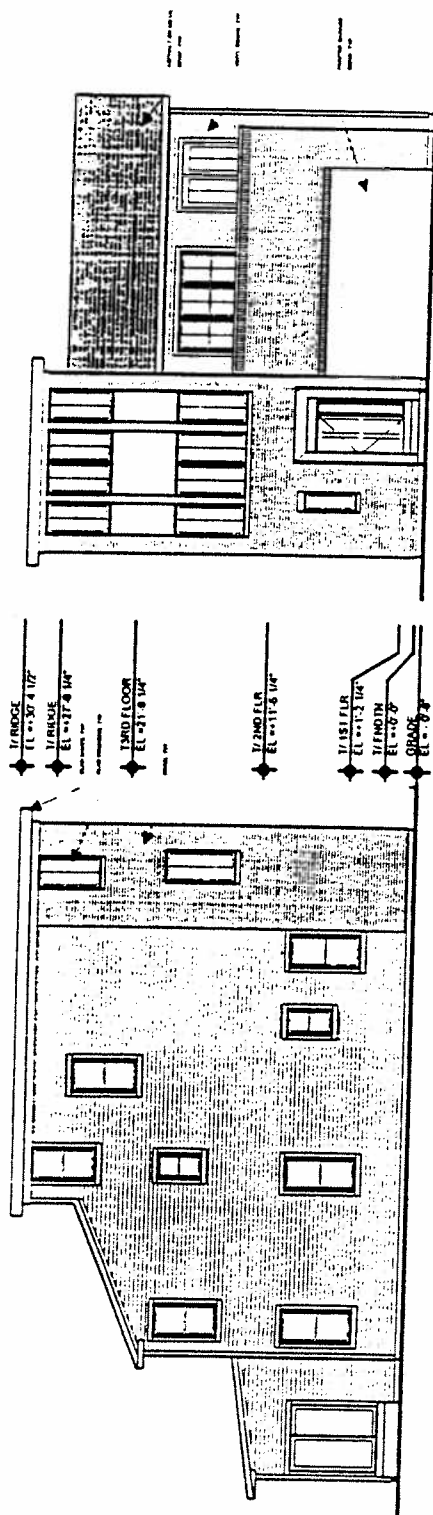


REAR ELEVATION ③

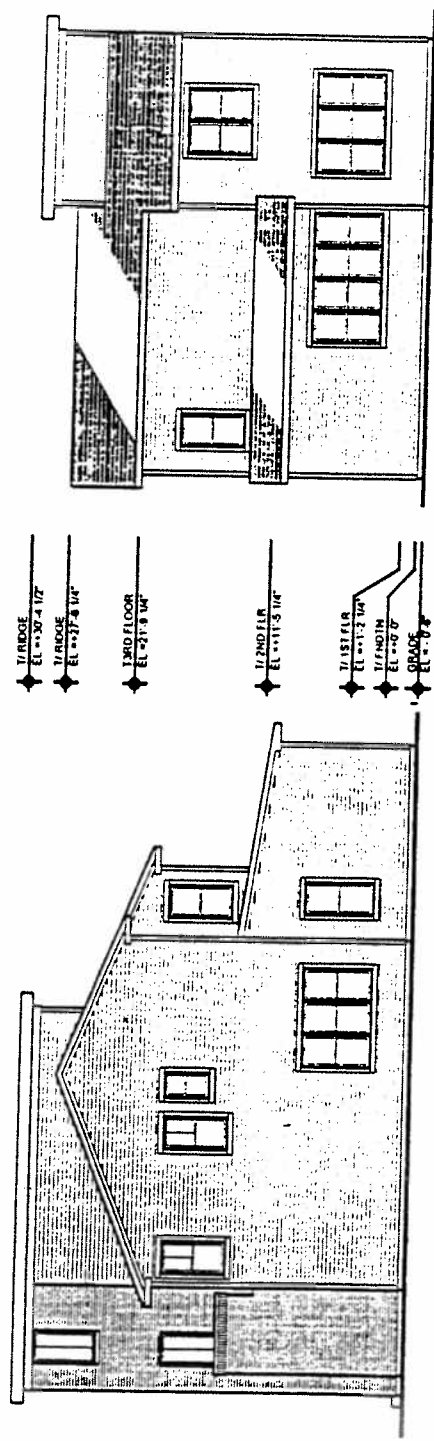
SIDE ELEVATION ②

SIDE ELEVATION ④

Unit H Elevations.



FRONT ELEVATION ①



REAR ELEVATION ③

SIDE ELEVATION ②

SIDE ELEVATION ④